# DISTRICT II ADVISORY BOARD AGENDA

February 13, 2017 6:30 p.m.

Fire Station #20 2255 S. Greenwich Wichita, KS 67207

## **ORDER OF BUSINESS**

Call to Order Approval of Agenda for February 13, 2017 Approval of Minutes for January 9, 2017

#### Public Agenda

The public agenda allows members of the public to present issues not on the agenda to the Board. Each presentation is limited to five minutes unless extended by the Board.

## 1. Scheduled items

### 2. Off Agenda items

Any individual present that did not request to speak on the public agenda prior to the meeting may speak at this time.

**Recommended Action**: Receive and file.

## **Staff Reports**

## 3. Community Police Report

Community Police Officers for beat areas in District II will report on specific concerns.

Recommended Action: Receive and file

#### 4. Fire Department Report

**Fire Department Staff** for fire stations in District II will report on specific concerns.

**Recommended Action:** Receive and file

## 5. Park and Recreation Department

Park and Recreation Staff for parks in District II areas will report on specific concerns.

Recommended Action: Receive and file

## 6. Wichita Public Library Report

Helen Rigdon, Senior Librarian, will report on events at the Comotara and Rockwell branches.

Recommended Action: Receive and file

#### 7. Public Works Engineering Report

Public Works Engineering will give an update on District II projects.

Recommended Action: Receive and file.

#### New Business

- **8.** <u>ZON2016-00063</u>: Dave Clements, Principal Planner, Senior Planner, MAPD, will present the request for City zone change from SF-5 to TF-3 on 9.24 acres generally located two blocks south and one block west of E. Central and 127<sup>th</sup> St. N. (331 N. 127<sup>th</sup> Street East and 328 N. Garnett) associated with CON2016-00060.
- **9.** <u>CON2016-00060</u>: Dave Clements, Principal Planner, Senior Planner, MAPD, will present the request for City Conditional Use to permit multi-family in TF-3 associated with ZON2016-00063 generally located two blocks south and one block west of E. Central and 127<sup>th</sup> St. N. (331 N. 127<sup>th</sup> Street East).

**Recommended Action:** Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to the following conditions:

- a. The development plan for *Garnett Meadows* shall be in substantial compliance with the site plan submitted for ZON2016-63 and CON2016-00060.
- b. The landscape plan shall meet the requirements of Wichita Landscape Ordinance, 28.06, and the screening requirements of the Unified Zoning Code. The landscape plan shall include a screening and design along the interior lot lines that minimizes impact on the adjoining single family home.
- c. The one story and one-and-one half story duplex buildings shall be in substantial compliance with the concept elevations submitted with the application.
- 10. <u>CUP2016-00048</u>: Dave Clements, Principal Planner, Senior Planner, MAPD, will present the request by Walmart Stores, Inc. c/o Nathan Hamblen (owner/applicant), Baughman Company/Russ Ewy (agent), for an amendment of DP-321 Harry and Webb Commercial Community Unit Pan (CUP) to allow automotive sales and service.

**Recommended Action:** Planning staff notes that the proposed automobile sales and service is an acceptable reuse of the existing building. While a grocery store would be preferable in this location as originally approved with the CUP, Walmart closed their neighborhood store and this may be an indication of market considerations. The existing building is setback from Harry Street and Webb Road and this would indicate that the proposed automobile sales operation might not have the same impact on the neighborhood as a used car operation on a smaller lot along an arterial street. Based upon information available prior to the public hearings, planning staff recommends that the proposed CUP be **APPROVED**, subject to the following conditions:

**A.** General Provision #16 shall be amended by adding the following language, modified from the applicants original submittal:

"new and used auto sales, leasing, service and all other associated uses, including but not limited to parking areas for the display of vehicles for sale or lease, parking of vehicles awaiting customer service, employee parking, vehicle repair (<u>limited</u>) within 91 feet of residential uses, and vehicle detailing/car wash facility, which is accessory in nature and limited by the dealership for customer cars. Vehicle sales shall be further regulated by Section III-D.6.X for provisions on vehicle display, lighting, noise, signs and attention getting devices"

Staff would recommend that repair be restricted to "Vehicle Repair, Limited", rather than "Vehicle Repair General" as requested by the applicant. "Vehicle Repair, Limited" does not allow auto body repair which "Vehicle Repair, General" allows.

#### **Board Agenda**

#### 11. Updates, Issues, and Reports

Report on activities, events, or concerns in the neighborhoods and/or District II.

- Council Member Meitzner
- DAB Members

Recommended Action: Provide comments/ take appropriate action

# **General Comments/ Announcements:**

Next Meeting: The next meeting for District Advisory Board II will be at 6:30 p.m. on Monday, March 13, 2017, at Fire Station #20, 2255 S. Greenwich, Wichita, KS 67207.

Adjournment